

TEXAS TRANSPORTATION COMMISSION

KAUFMAN County

MINUTE ORDER

Page 1 of 1

DALLAS District

In the City of Kaufman, Kaufman County, on FM 1388, the State of Texas acquired certain land for highway purposes.

A portion of the land, which portion is described as the right of way of FM 1388 between and including Tracts 1 and 2 and between and including Tracts 3 and 4 described in Exhibit A (the right of way tract), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the transfer of highway right of way to a governmental entity that is assuming or has assumed jurisdiction, control, and maintenance of the right of way for public road purposes. If, in the future, the right of way tract is no longer used for public road purposes, the right of way tract shall immediately and automatically revert to the State of Texas.


The City of Kaufman, Texas (the City) is assuming or has assumed jurisdiction, control, and maintenance and has requested that the right of way tract be transferred to the City.

IT IS THEREFORE ORDERED by the commission that the right of way tract, described as the right of way of FM 1388 between and including Tracts 1 and 2 and between and including Tracts 3 and 4 described in Exhibit A, is removed from the state highway system.

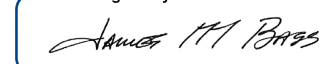
IT IS FURTHER ORDERED by the commission that the right of way tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the right of way tract to the City of Kaufman, Texas; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

IT IS FURTHER ORDERED that, if the right of way tract ceases to be used for public road purposes, it shall immediately and automatically revert to the state.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9F4EC
Director, Right of Way Division

Recommended by:

DocuSigned by:

A36629BA547D4BD
Executive Director

115863 Sept. 24, 2020

Minute Number	Date Passed
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County: Kaufman
Highway: FM 1388
STA. 2+66.41 to STA. 6+53.21
ROW CSJ: 1217-03-024

Description for Tract 1

BEING 36,186 square feet of land situated in the Dionision Falcon Survey, Abstract Number 151 in the City of Kaufman, Kaufman County, Texas, being part of the existing right-of-way of F.M. 1388 (a variable width right-of-way), and being all of a called 0.262 acre tract of land described in the Right-Of-Way Deed to the State of Texas, as recorded in Volume 415, Page 307 of the Deed Records of Kaufman County, Texas (D.R.K.C.T.), and part of a called 0.678 acre tract of land described in the Right-Of-Way Deed to the State of Texas, as recorded in Volume 415, Page 306, D.R.K.C.T, said 36,186 square feet (0.8307 acre) of land, being more particularly described by metes and bounds as follows:

BEGINNING at a found TxDOT Concrete Monument on the existing east right-of-way line of said F.M. 1388 for the northeast corner of said 0.678 acre tract and the northwest corner of a called 1.00 acre tract of land described in deed to Rubio Holdings LLC., as described in Volume 5257, Page 583 and Instrument No. 2017-0002732 of the Official Public Records of Kaufman County, Texas (O.P.R.K.C.T.), for the POINT OF BEGINNING at Station 2+70.58, 50.00 feet Left, having Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NAD83) 2011 Adjustment, Epoch 2010.00 surface coordinates of North=6,900,123.14 feet, East=2,642,039.32 feet;

- 1) THENCE South 07 degrees 12 minutes 57 seconds West, with the existing east right-of-way line of said F.M. 1388, the east line of said 0.678 acre tract, and with the west line of said 1.00 acre tract, passing at a distance of 196.51 feet the southwest corner of said 1.00 acre tract and the westerly northwest corner of Lot 2A, Block A of REPLAT OF RUBIO ADDITION, an addition to the City of Kaufman, Kaufman County, Texas, as recorded in Cabinet 2, Page 709 of the Plat Records of Kaufman County, Texas (P.R.K.C.T.), continuing with the existing east right-of way line of said F.M. 1388 and the east line of said 0.678 acre tract, and with the west line of said Lot 2A, Block A of REPLAT OF RUBIO ADDITION, passing at a cumulative distance of 221.51 feet a 1/2-inch found iron rod for the southwest corner of said Lot 2A, Block A of REPLAT OF RUBIO ADDITION, and the northwest corner of a called 2.0 acre tract of land described in deed to Kinplex Trust A, as described in Volume 917, Page 858, D.R.K.C.T., continuing with the east right-of way line of said F.M. 1388, the east line of said 0.678 acre tract, and with the west line of said 2.0 acre tract, in all, a total distance of 382.64 feet to a point at Station 6+53.21, 50.00 feet Left, for corner;

County: Kaufman
Highway: FM 1388
STA. 2+66.41 to STA. 6+53.21
ROW CSJ: 1217-03-024

February, 2020

Description for Tract 1

- 2) THENCE North 78 degrees 19 minutes 42 seconds West, departing the existing east right-of-way line of said F.M. 1388 and the east line of said 0.678 acre tract, and the west line of said 2.0 acre tract, over and across the existing right-of-way of said F.M. 1388 and said 0.678 acre tract, passing at a distance of 50.15 feet the centerline of the existing right-of-way of said F.M.1388, the west line of said 0.678 acre tract and the southeast corner of said 0.262 acre tract, continuing over and across the existing right-of-way of said F.M. 1388, with the south line of said 0.262 acre tract, in all, a total distance of 95.29 feet to a point on the existing west right-of way line of said F.M. 1388, for the southwest corner of said 0.262 acre tract, the northeast corner of Lot 1 of WELLINGTON PARK ADDITION, an addition to the City of Kaufman, Kaufman County, Texas, as recorded in Cabinet 1, Page 579, P.R.K.C.T., and the southeast corner of that tract of land described in deed to Happy Park, LLC, as recorded in Volume 5337, Page 594 and Instrument No. 2017-0010406, O.P.R.K.C.T., at Station 6+45.81, 45.00 feet Right;
- 3) THENCE North 07 degrees 12 minutes 57 seconds East, with the existing west right-of-way line of said F.M. 1388, the west line of said 0.262 acre tract, and the east line of said Happy Park, LLC tract, a distance of 379.40 feet to a found TxDOT Concrete Monument for the northwest corner of said 0.262 acre tract, and the easterly northeast corner of said Happy Park, LLC tract, at Station 2+66.41, 45.00 feet Right;
- 4) THENCE South 82 degrees 47 minutes 03 seconds East, departing the existing west right-of-way line of said F.M. 1388 and the east line of said Happy Park, LLC tract, over and across the existing right-of-way of said F.M. 1388, with the north line of said 0.262 acre tract, a distance of 45.00 feet to a point for the northeast corner of said 0.262 acre tract, at the centerline of the existing right-of-way of said F.M. 1388;
- 5) THENCE South 07 degrees 12 minutes 57 seconds West, with the east line of said 0.262 acre tract and the centerline of the existing right-of-way of said F.M. 1388, a distance of 4.17 feet to a point for the northwest corner of said 0.678 acre tract;
- 6) THENCE South 82 degrees 47 minutes 03 seconds East, departing the east line of said 0.262 acre tract and the centerline of the existing right-of-way of said F.M. 1388, continuing over and across the existing right-of-way of said F.M. 1388, with the north line of said 0.678 acre tract, a distance of 50.00 feet to the POINT OF BEGINNING and containing 36,186 square feet or 0.8307 of an acre of land, more or less.

County: Kaufman
Highway: FM 1388
STA. 2+66.41 to STA. 6+53.21
ROW CSJ: 1217-03-024

February, 2020

Description for Tract 1

NOTES:

1. Abstracting completed by Halff Associates, Inc. in September 2019.
2. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NAD83) 2011 Adjustment, Epoch 2010.00.
3. All coordinates and distances are US Survey Feet, displayed in surface values and may be converted to grid by dividing by the combined adjustment factor of 1.000114077 (TxDOT Kaufman County Scale Factor).
4. Station and Offset information refers to the existing baselines described in Right of Way Map for Highway No. F.M. 1388 (from US 175 Truck Route in Kaufman to south end of F.M. 1388), dated March 1957, Project Control-Section-Job Number: 1217-03-003, and in Right of Way Map for Highway No. F.M. 1388 (from S.H. 34 South of Kaufman to Kings Creek), dated August 1950, Project Control-Section-Job Number 1217-03-001.
5. Project control was established by others and provided by TxDOT.
6. Field surveys were performed between September 2019 and October 2019.
7. A survey plat of even date herewith accompanies the legal description.

I, Andrew Chavchalov, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Andrew Chavchalov

Andrew Chavchalov, R.P.L.S.
Texas Registration No. 6708

2-25-20

Date

Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
TBPLS Firm No. 10029600
Phone No. (214) 346-6200



LINE TABLE

LINE NO.	BEARING	LENGTH
L1	S82°47'03"E	45.00'
L2	S07°12'57"W	4.17'
L3	S82°47'03"E	50.00'

HAPPY PARK, LLC
VOL. 5337, PG. 594
INST. NO. 2017-0010406
O.P.R.K.C.T.

36,186 SQ. FT.
OR
(0.8307 ACRE)

(CALLED 0.262 ACRE TRACT)
STATE OF TEXAS
VOL. 415, PG. 307
D.R.K.C.T.

DIONISION FALCON
SURVEY, ABSTRACT
NO. 151

LOT 1
WELLINGTON PARK
ADDITION
CAB. 1, PG. 579
P.R.K.C.T.

OVERLOOK DRIVE
(50' WIDE R.O.W.)

LAJOLLA DRIVE
(50' WIDE R.O.W.)

LOT 25

LOT 24

I HEREBY CERTIFY THAT THIS PLAT
IS BASED ON AN ON THE GROUND SURVEY
MADE UNDER MY SUPERVISION AND,
TO THE BEST OF MY KNOWLEDGE,
IS TRUE AND CORRECT.

Andrew Chavchalo
ANDREW CHAVCHALOV, R.P.L.S. TEXAS No. 6708

GRAPHIC SCALE



LEGEND

O.P.R.K.C.T. OFFICIAL PUBLIC RECORDS KAUFMAN COUNTY, TEXAS
D.R.K.C.T. DEED RECORDS KAUFMAN COUNTY, TEXAS
P.R.K.C.T. PLAT RECORDS KAUFMAN COUNTY, TEXAS
FIR FOUND IRON ROD
C.M. CONTROLLING MONUMENT
R.O.W. RIGHT-OF-WAY
P. PROPERTY LINE
● FOUND MONUMENT, AS NOTED

A PLAT OF A SURVEY OF
TRACT 1
FOR FM 1388

RIGHT OF WAY CSJ: 1217-03-024
36,186 SQ. FT. (0.8307 AC.)
IN THE DIONISION FALCON SURVEY
ABSTRACT NUMBER 151
CITY OF KAUFMAN
KAUFMAN COUNTY, TEXAS
FEBRUARY, 2020

County: Kaufman
Highway: FM 1388
STA. 19+19.26 to STA. 24+30.60
ROW CSJ: 1217-03-024

February, 2020

Description for Tract 2

BEING 33,835 square feet of land situated in the Dionision Falcon Survey, Abstract Number 151 in the City of Kaufman, Kaufman County, Texas, being part of the existing right-of-way of F.M. 1388 (a variable width right-of-way), and being all of a called 0.484 acre tract of land described in the Right-Of-Way Deed to the State of Texas, as recorded in Volume 415, Page 312 of the Deed Records of Kaufman County, Texas (D.R.K.C.T.), and part of a called 1.311 acre tract of land described in the Right-Of-Way Deed to the State of Texas, as recorded in Volume 415, Page 309, D.R.K.C.T., and part of a called 25.253 acre tract (Part 2) of land described in the Right-Of-Way Deed to the State of Texas, as recorded in Volume 264, Page 396, D.R.K.C.T., said 33,835 square feet (0.7767 acre) of land being more particularly described by metes and bounds as follows:

BEGINNING at a found TxDOT Concrete Monument on the existing east right-of-way line of F.M. 1388 and northeasterly line of said 25.253 acre tract, for the southeast corner of said 1.311 acre tract, and the westerly southwest corner of a called 6.567 acre tract of land described in deed to the State of Texas, as described in Volume 354, Page 75, D.R.K.C.T., for the POINT OF BEGINNING at Station 21+27.75, 50.00 feet Left, having Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NAD83) 2011 Adjustment, Epoch 2010.00 surface coordinates of North=6,898,280.23 feet, East=2,641,813.64 feet;

- 1) THENCE South 06 degrees 39 minutes 57 seconds West, with the existing east right-of-way line of said F.M. 1388, over and across said 25.253 acre tract (Part 2), a distance of 202.50 feet to a point at the apparent northeast intersection of the existing east right-of-way line of said F.M. 1388 and the existing north right-of-way line of S.H. 34 (a variable width right-of-way), at Station 23+30.26, 50.00 feet Left;

County: Kaufman

Highway: FM 1388

STA. 19+19.26 to STA. 24+30.60

ROW CSJ: 1217-03-024

February, 2020

Description for Tract 2

- 2) THENCE South 50 degrees 05 minutes 57 seconds West, continuing over and across said 25.253 acre tract (Part 2), departing the existing east right-of-way line of said F.M. 1388, over and across the existing right-of-way of said F.M. 1388, passing at a distance of 26.03 the west line of said 25.253 acre tract (Part 2), continuing over and across the existing right-of-way of said F.M. 1388 passing at cumulative distance of 72.73 feet a point for the southeast corner of said 0.484 acre tract and the centerline of the existing right-of-way of said F.M. 1388, continuing over and across the existing right-of-way of said F.M. 1388, and with the south line of said 0.484 acre tract passing at cumulative distance of 117.65 feet a point for the northeast corner of a called 0.300 acre tract of land described in the Right-Of-Way Deed to the State of Texas, as recorded in Volume 264, Page 418, D.R.K.C.T., continuing over and across the existing right-of-way of said F.M. 1388, with the south line of said 0.484 acre tract, and with north line of said 0.300 acre tract, in all a total distance of 138.18 feet to a found TxDOT Concrete Monument at the intersection of the existing west right-of-way line of said F.M. 1388 and the existing north right-of-way line of said S.H. 34, for the southeast corner of a called 23.341 acre tract of land described in deed to Montgomery Lee Stahlman, and wife Tamara Stahlman, as recorded in Volume 1345, Page 0911, D.R.K.C.T., at Station 24+30.60, 45.00 feet Right;
- 3) THENCE North 06 degrees 39 minutes 57 seconds East, with the existing west right-of-way line of said F.M. 1388, the west line of said 0.484 acre tract, and the east line of said 23.341 acre tract, passing at a distance of 210.14 feet a point for the northeast corner of said 23.341 acre tract and the southeast corner of a called 14.999 acre tract of land described in deed to Kaufman Veterinary Center, LLC, as recorded in Volume 5841, Page 541, D.R.K.C.T., continuing with the existing west right-of-way line of said F.M. 1388, the west line of said 0.484 acre tract, and with the east line of said 14.999 acre tract, in all, a total distance of 511.34 feet to a 12-inch found Wood Fence Corner Post for the northeast corner of said 14.999 acre tract and the southeast corner of Lot 18 of WELLINGTON PARK ADDITION, an addition to the City of Kaufman, Kaufman County, Texas, as recorded in Cabinet 1, Page 579 of the Plat Records of Kaufman County, Texas (P.R.K.C.T.), the northwest corner of said 0.484 acre tract and the southwest corner of a called 1.334 acre tract of land described in the Right-Of-Way Deed to the State of Texas, as recorded in Volume 415, Page 310, D.R.K.C.T., at Station 19+19.26, 45.00 feet Right;

County: Kaufman

Highway: FM 1388

STA. 19+19.26 to STA. 24+30.60

ROW CSJ: 1217-03-024

February, 2020

Description for Tract 2

- 4) THENCE South 47 degrees 39 minutes 01 seconds East, departing the existing west right-of-way line of said F.M. 1388, over and across the existing right-of-way of said F.M. 1388, with the north line of said 0.484 acre tract, a distance of 55.40 feet to a point for the northeast corner of said 0.484 acre tract and the southeast corner of said 1.334 acre tract, and on the west line of said 1.311 acre tract and the centerline of the existing right-of-way of said F.M. 1388;
- 5) THENCE South 06 degrees 39 minutes 57 seconds West, continuing over and across the existing right-of-way of said F.M. 1388, with the east line of said 0.484 acre tract and with the west line of said 1.311 acre tract, and the centerline of the existing right-of-way of said F.M. 1388, a distance of 129.14 feet to a point for corner;
- 6) THENCE South 40 degrees 05 minutes 03 seconds East, continuing over and across the existing right-of-way of said F.M. 1388, departing the east line of said 0.484 acre tract and the west line of said 1.311 acre tract, and the centerline of the existing right-of-way of said F.M. 1388, a distance of 68.65 feet to the POINT OF BEGINNING and containing 33,835 square feet or 0.7767 of an acre of land, more or less.

County: Kaufman
Highway: FM 1388
STA. 19+19.26 to STA. 24+30.60
ROW CSJ: 1217-03-024

February, 2020

Description for Tract 2

NOTES:

1. Abstracting completed by Halff Associates, Inc. in September 2019.
2. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NAD83) 2011 Adjustment, Epoch 2010.00.
3. All coordinates and distances are US Survey Feet, displayed in surface values and may be converted to grid by dividing by the combined adjustment factor of 1.000114077 (TxDOT Kaufman County Scale Factor).
4. Station and Offset information refers to the existing baselines described in Right of Way Map for Highway No. F.M. 1388 (from US 175 Truck Route in Kaufman to south end of F.M. 1388), dated March 1957, Project Control-Section-Job Number: 1217-03-003, and in Right of Way Map for Highway No. F.M. 1388 (from S.H. 34 South of Kaufman to Kings Creek), dated August, 1950, Project Control-Section-Job Number 1217-03-001
5. Project control was established by others and provided by TxDOT.
6. Field surveys were performed between September 2019 and October 2019.
7. A survey plat of even date herewith accompanies the legal description.

I, Andrew Chavchalov, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Andrew Chavchalov 2-25-20
Andrew Chavchalov, R.P.L.S. Date
Texas Registration No. 6708

Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
TBPLS Firm No. 10029600
Phone No. (214) 346-6200



EXHIBIT "A"

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WELLINGTON PARK ADDITION
CAB. 1, PG. 579
P.R.K.C.T.

LOT 18

EXISTING
R.O.W. LINE

STA. 19+19.26
45.00' RT
12" FOUND
WOOD FENCE
CORNER POST

(CALLED 14.999 ACRE TRACT)
KAUFMAN VETERINARY CENTER, LLC
VOL. 5841, PG. 541
D.R.K.C.T.

S47°39'01"E
55.40'

33,835 SQ. FT.
OR
(0.7767 ACRE)

CENTERLINE
OF ALIGNMENT

F.M. 1388
(VARIABLE
WIDTH R.O.W.)

(CALLED 23.341 ACRE TRACT)
MONTGOMERY LEE STAHLMAN,
AND WIFE TAMARA STAHLMAN
VOL. 1345, PG. 0911
D.R.K.C.T.

STA. 24+30.60
45.00' RT
TxDOT Concrete
Monument
(C.M.)

Sta 24+70.34
End CSJ 1217-03-003
Sta 10+03.88
Begin CSJ 1217-03-001

1/2" FIR
Bears
N86°08'36"W
1.95'

I HEREBY CERTIFY THAT THIS PLAT
IS BASED ON AN ON THE GROUND SURVEY
MADE UNDER MY SUPERVISION AND,
TO THE BEST OF MY KNOWLEDGE,
IS TRUE AND CORRECT.

Andrew Chavchalo
ANDREW CHAVCHALOV, R.P.L.S. TEXAS No. 6708

GRAPHIC SCALE

0' 25' 50' 100'



DIONISION FALCON SURVEY
ABSTRACT NO. 151

(CALLED 6.567 ACRE TRACT)
99-YEAR LEASE BETWEEN
THE COMMISSIONER'S COURT
OF KAUFMAN COUNTY, TEXAS
AND STATE OF TEXAS
(OPERATING AS
TEXAS DEPARTMENT
OF TRANSPORTATION)
VOL. 354, PG. 75
D.R.K.C.T.

POINT OF
BEGINNING
N=6,898,280.23
E=2,641,813.64
STA. 21+27.75
50.00' LT
TxDOT
Concrete
Monument
(C.M.)

S.H. 34 SOUTH
WASHINGTON STREET
(VARIABLE WIDTH R.O.W.)

LEGEND

O.P.R.K.C.T. OFFICIAL PUBLIC RECORDS KAUFMAN
COUNTY, TEXAS
D.R.K.C.T. DEED RECORDS KAUFMAN COUNTY, TEXAS
P.R.K.C.T. PLAT RECORDS KAUFMAN COUNTY, TEXAS
FIR FOUND IRON ROD
C.M. CONTROLLING MONUMENT
R.O.W. RIGHT-OF-WAY
P PROPERTY LINE
● FOUND MONUMENT, AS NOTED

A PLAT OF A SURVEY OF
TRACT 2
FOR FM 1388
RIGHT OF WAY CSJ: 1217-03-024
33,835 SQ. FT. (0.7767 AC.)
IN THE DIONISION FALCON SURVEY
ABSTRACT NUMBER 151
CITY OF KAUFMAN
KAUFMAN COUNTY, TEXAS
FEBRUARY, 2020

County: Kaufman
Highway: FM 1388
STA. 10+42.23 to STA. 13+46.42
ROW CSJ: 1217-03-024

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February, 2020

Description for Tract 3

BEING 32,206 square feet of land situated in the Dionision Falcon Survey, Abstract Number 151 in the City of Kaufman, Kaufman County, Texas, being part of the existing right-of-way of F.M. 1388 (a variable width right-of-way), and being part of a called 25.253 acre tract of land (Part 1) described in the Right-Of-Way Deed to the State of Texas, as recorded in Volume 264, Page 396 of the Deed Records of Kaufman County, Texas (D.R.K.C.T.), said 32,206 square feet (0.7393 acre) of land being more particularly described by metes and bounds as follows:

BEGINNING at a point on the existing east right-of-way line of said F.M. 1388, for the southwest corner of a called 1.583 acre tract of land described in deed to First Assembly of God Church of Kaufman, Texas, as recorded in Volume 578, Page 732, D.R.K.C.T., the northwest corner of a called 3.935 acre tract of land described in deed to Trustees of First Assembly of God Church, Inc. as recorded Volume 901, Page 262, D.R.K.C.T., and the northeast corner of a called 7.30 acre tract of land described in the Right-Of-Way Deed to the State of Texas, as recorded in Volume 332, Page 248, D.R.K.C.T., for the POINT OF BEGINNING at Station 13+46.42, 45.06 feet Left, having Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NAD83) 2011 Adjustment, Epoch 2010.00 surface coordinates of North=6,897,600.33 feet, East=2,641,730.40 feet, from which a 1/2-inch found iron rod for witness bears South 88 degrees 18 minutes 42 seconds West, a distance of 0.29 of a foot;

- 1) THENCE North 83 degrees 14 minutes 31 seconds West, over and across the existing right-of-way of said F.M. 1388, with the north line of said 7.30 acre tract, passing at a distance 45.06 feet the centerline of the existing right-of-way of said F.M.1388, continuing over and across said F.M. 1388, with the north line of said 7.30 acre tract, in all, a total distance of 90.00 feet to a point on the west existing right-of-way line of said F.M. 1388, and the east line of a called 0.29 tract of land described in the Easement For Highway Purposes Deed to the State of Texas, as recorded in Volume 524, Page 246, D.R.K.C.T., and the east line of the remainder of a called 249.57 acre tract of land described in deed to the County of Kaufman, as recorded in Volume 163, Page 526, D.R.K.C.T. at Station 13+45.96, 44.94 feet Right;
- 2) THENCE North 06 degrees 42 minutes 29 seconds East, with the existing west right-of-way line of said F.M. 1388, with the east line of said 0.29 acre tract and said remainder of 249.57 acre tract, a distance of 17.80 feet to a point for the northeast corner of said 0.29 acre tract and said remainder of 249.57 acre tract, on the existing southwesterly right-of way line of said F.M. 1388 and said 25.253 acre tract (Part 1) ,at Station 13+28.16, 44.87 feet Right;

County: Kaufman
Highway: FM 1388
STA. 10+42.23 to STA. 13+46.42
ROW CSJ: 1217-03-024

February, 2020

Description for Tract 3

- 3) THENCE North 39 degrees 54 minutes 03 seconds West, with the existing southwesterly right-of-way line of said F.M. 1388 and the southwesterly line of said 25.253 acre tract (Part 1), with the northeast line of said 0.29 acre tract and said remainder of 249.57 acre tract, a distance of 131.29 feet to point at the north corner of said 0.29 acre tract and said remainder of 249.57 acre tract, at the intersection of the existing west right-of-line of said F.M. 1388 and the existing south right-of-way line of S.H. 34 (a variable width right-of-way), at Station 12+37.57, 137.89 feet Right;
- 4) THENCE North 50 degrees 05 minutes 57 seconds East, over and across the existing right-of-way of said F.M. 1388, passing at a distance of 151.74 feet the north line of said 25.253 acre tract (Part 1), continuing over and across the existing right-of-way of said F.M. 1388, passing at cumulative distance of 202.73 feet the centerline of the existing right-of-way of said F.M. 1388, continuing over and across the existing right-of-way of said F.M. 1388, passing at cumulative distance of 248.03 feet the southwest corner of said Part 2 of 25.253 acre tract, continuing over and across the existing right-of-way of said F.M. 1388, with the south line of said 25.253 acre tract (Part 2), in all, a total distance of 269.88 feet to a point at the intersection of the existing east right-of-way line of said F.M. 1388 and the existing south right-of-way line of said S.H. 34, for the northwest corner of said 1.583 acre tract and the northwest corner of a called 0.088 acre tract of land described in the Easement For Highway Purposes Deed to the State of Texas, as recorded in Volume 521, Page 677, D.R.K.C.T., at Station 10+42.23, 46.34 feet Left;
- 5) THENCE South 06 degrees 42 minutes 29 seconds West, with the existing east right-of-way line of said F.M. 1388, the west line of said 0.088 acre tract and the west line of the said 1.583 acre tract, a distance of 304.19 feet to the POINT OF BEGINNING and containing 32,206 square feet or 0.7393 of an acre of land, more or less.

County: Kaufman
Highway: FM 1388
STA. 10+42.23 to STA. 13+46.42
ROW CSJ: 1217-03-024

February, 2020

Description for Tract 3

NOTES:

1. Abstracting completed by Halff Associates, Inc. in September 2019.
2. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NAD83) 2011 Adjustment, Epoch 2010.00.
3. All coordinates and distances are US Survey Feet, displayed in surface values and may be converted to grid by dividing by the combined adjustment factor of 1.000114077 (TxDOT Kaufman County Scale Factor).
4. Station and Offset information refers to the existing baselines described in Right of Way Map for Highway No. F.M. 1388 (from US 175 Truck Route in Kaufman to south end of F.M. 1388), dated March, 1957, Project Control-Section-Job Number: 1217-03-003, and in Right of Way Map for Highway No. F.M. 1388 (from S.H. 34 South of Kaufman to Kings Creek), dated August 1950, Project Control-Section-Job Number 1217-03-001
5. Project control was established by others and provided by TxDOT.
6. Field surveys were performed between September 2019 and October 2019.
7. A survey plat of even date herewith accompanies the legal description.

I, Andrew Chavchalov, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Andrew Chavchalov 2-25-20
Andrew Chavchalov, R.P.L.S. Date
Texas Registration No. 6708

Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
TBPLS Firm No. 10029600
Phone No. (214) 346-6200



(CALLED 23.341 ACRE TRACT)
MONTGOMERY LEE STAHLMAN,
AND WIFE TAMARA STAHLMAN
VOL. 1345, PG. 0911
D.R.K.C.T.

(CALLED 0.278 ACRE TRACT)
LEGACY ABSTRACT, INC.
VOL. 5566, PG. 28
INST. NO. 2018-0001484
O.P.R.K.C.T.

Sta 24+70.34
End CSJ 1217-03-003
Sta 10+03.88
Begin CSJ 1217-03-001

32,206 SQ. FT.
OR
(0.7393 ACRE)

TxDOT
Concrete
Monument
(C.M.)

(CALLED 25.253 ACRE TRACT)
PART 2)
STATE OF TEXAS
VOL. 264, PG. 396
D.R.K.C.T.

60D NAIL
(C.M.)

GATES STREET
(50' WIDE R.O.W.)

LOT 4
MEADOW VIEW
APARTMENT
ADDITION
CAB. 1,
PG. 600
P.R.K.C.T.

STA. 10+42.23
46.34' LT
(CALLED 0.088 ACRE TRACT)
EASEMENT FOR
HIGHWAY PURPOSES
TO STATE OF TEXAS
VOL. 521, PG. 677
D.R.K.C.T.

(CALLED 1.583 ACRE TRACT)
FIRST ASSEMBLY OF GOD
CHURCH OF KAUFMAN, TEXAS
VOL. 578, PG. 732
D.R.K.C.T.

POINT OF
BEGINNING
N=6,897,600.33
E=2,641,730.40
STA. 13+46.42
45.06' LT
1/2" FIR BEARS
S88°18'42"W
0.29'

N39°54'03"W
131.29'

(CALLED 0.29 ACRE TRACT)
EASEMENT FOR
HIGHWAY PURPOSES
TO STATE OF TEXAS
VOL. 524, PG. 246
D.R.K.C.T.

(REMAINDER OF
CALLED 249.57 ACRE TRACT)
THE COUNTY OF KAUFMAN
VOL. 163, PG. 526
D.R.K.C.T.

CHANNEL EASEMENT
(TRACT NO. 2)
VOL. 264, PG. 367
D.R.K.C.T.

(CALLED 0.408 ACRE TRACT)
FIRST ASSEMBLY OF GOD
CHURCH OF KAUFMAN, TEXAS
VOL. 622, PG. 659
D.R.K.C.T.

(CALLED 3.935 ACRE TRACT)
TRUSTEES OF
FIRST ASSEMBLY OF GOD
CHURCH, INC.
VOL. 901, PG. 262
D.R.K.C.T.

CHANNEL EASEMENT
VOL. 332, PG. 351
D.R.K.C.T.

DIONISION FALCON SURVEY
ABSTRACT NO. 151

LEGEND

O.P.R.K.C.T. OFFICIAL PUBLIC RECORDS KAUFMAN
COUNTY, TEXAS
D.R.K.C.T. DEED RECORDS KAUFMAN COUNTY, TEXAS
P.R.K.C.T. PLAT RECORDS KAUFMAN COUNTY, TEXAS
FIR FOUND IRON ROD
C.M. CONTROLLING MONUMENT
R.O.W. RIGHT-OF-WAY
PROPERTY LINE
FOUND MONUMENT, AS NOTED

I HEREBY CERTIFY THAT THIS PLAT
IS BASED ON AN ON THE GROUND SURVEY
MADE UNDER MY SUPERVISION AND,
TO THE BEST OF MY KNOWLEDGE,
IS TRUE AND CORRECT.

Andrew Chavchalo
ANDREW CHAVCHALOV, R.P.L.S. TEXAS NO. 6708

GRAPHIC SCALE



A PLAT OF A SURVEY OF
TRACT 3
FOR FM 1388
RIGHT OF WAY CSJ: 1217-03-024
32,206 SQ. FT. (0.7393 AC.)
IN THE DIONISION FALCON SURVEY
ABSTRACT NUMBER 151
CITY OF KAUFMAN
KAUFMAN COUNTY, TEXAS
FEBRUARY, 2020

2-25-20

County: Kaufman

Highway: FM 1388

February, 2020

STA. 43+38.54 to STA. 45+96.46

ROW CSJ: 1217-03-024

Description for Tract 4

BEING 22,977 square feet of land situated in the Dionision Falcon Survey, Abstract Number 151 in the City of Kaufman, Kaufman County, Texas, being part of the existing right-of-way of F.M. 1388 (a variable width right-of-way), and being part of a called 7.30 acre tract of land described in the Right-Of-Way Deed to the State of Texas, as recorded in Volume 332, Page 248 of the Deed Records of Kaufman County, Texas (D.R.K.C.T.), said 22,977 square feet (0.5275 acre) of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3.25-inch found TxDOT Aluminum Disc at the intersection of the existing east right-of-way line of said F.M. 1388 and the existing north right-of-way line of S.H. 34 Bypass (a variable width right-of-way), for southwest corner of a called 50.313 acre tract of land described in deed to the Kaufman Independent School District, as recorded in Volume 4527, Page 227 and Instrument No. 2014-0004035 of the Official Public Records of Kaufman County, Texas (O.P.R.K.C.T.), and the northwest corner of a called 9.6409 acre tract of land, described as Parcel 4, in deed to the State of Texas, as recorded in Instrument No. 2016-0005505, (O.P.R.K.C.T.), for the POINT OF BEGINNING at Station 45+91.23, 45.00 feet Left, having Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NAD83) 2011 Adjustment, Epoch 2010.00 surface coordinates of North=6,894,408.55 feet, East=2,641,280.26 feet;

- 1) THENCE South 81 degrees 21 minutes 04 seconds West, over and across the existing right-of-way of said F.M. 1388 and said 7.30 acre tract, passing at a distance of 45.08 feet the centerline of the existing right-of-way of said F.M. 1388, continuing over and across the existing right-of-way of said F.M. 1388 and said 7.30 acre tract, in all, a total distance of 90.15 feet to a point on the existing west right-of-way line of said F.M. 1388 for the northeast corner of a called 0.0205 acre tract of land, described as Parcel 3, Part 2 in deed to the State of Texas, as recorded in Instrument No. 2016-0005505, (O.P.R.K.C.T.), and the southeast corner of a called 54.00 acre tract of land described in deed to the City of Kaufman, as recorded in Volume 1945, Page 212, O.R.K.C.T., at Station 45+96.46, 45.00 feet Right;
- 2) THENCE North 05 degrees 19 minutes 31 seconds West, with the existing west right-of-way line of said F.M. 1388 and the west line of said 7.30 acre tract, and with the east line of said 54.000 acre tract, a distance of 257.92 feet to a found TxDOT Concrete Monument, at Station 43+38.54, 45.00 feet Right;

County: Kaufman

Highway: FM 1388

STA. 43+38.54 to STA. 45+96.46

ROW CSJ: 1217-03-024

February, 2020

Description for Tract 4

- 3) THENCE North 84 degrees 40 minutes 29 seconds East, departing the existing west right-of-way line of said F.M. 1388 and the west line of said 7.30 acre tract, and the east line of said 54.000 acre tract, over and across the existing right-of-way of said F.M. 1388 and said 7.30 acre tract, passing at a distance of 45.00 feet the centerline of the existing right-of-way of said F.M. 1388, continuing over and across the said right-of-way of F.M. 1388 and said 7.30 acre tract, in all, a total distance of 90.00 feet to a found TxDOT Concrete Monument (damaged) on the existing east right-of-way of said F.M. 1388 and the east line of said 7.30 acre tract, and the west line of said 50.313 acre tract, at Station 43+38.54, 45.00 feet Left;
- 4) THENCE South 05 degrees 19 minutes 31 seconds East, with the existing east right-of-way line of said F.M. 1388 and the east line of said 7.30 acre tract, and with the west line of said 50.313 acre tract, a distance of 252.69 feet to the POINT OF BEGINNING and containing 22,977 square feet or 0.5275 of an acre of land, more or less.

County: Kaufman
Highway: FM 1388
STA. 43+38.54 to STA. 45+96.46
ROW CSJ: 1217-03-024

February, 2020

Description for Tract 4

NOTES:

1. Abstracting completed by Halff Associates, Inc. in September 2019.
2. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NAD83) 2011 Adjustment, Epoch 2010.00.
3. All coordinates and distances are US Survey Feet, displayed in surface values and may be converted to grid by dividing by the combined adjustment factor of 1.000114077 (TxDOT Kaufman County Scale Factor).
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5. Project control was established by others and provided by TxDOT.
6. Field surveys were performed between September 2019 and October 2019.
7. A survey plat of even date herewith accompanies the legal description.

I, Andrew Chavchalov, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Andrew Chavchalov 2-25-20
Andrew Chavchalov, R.P.L.S. Date
Texas Registration No. 6708

Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
TBPLS Firm No. 10029600
Phone No. (214) 346-6200

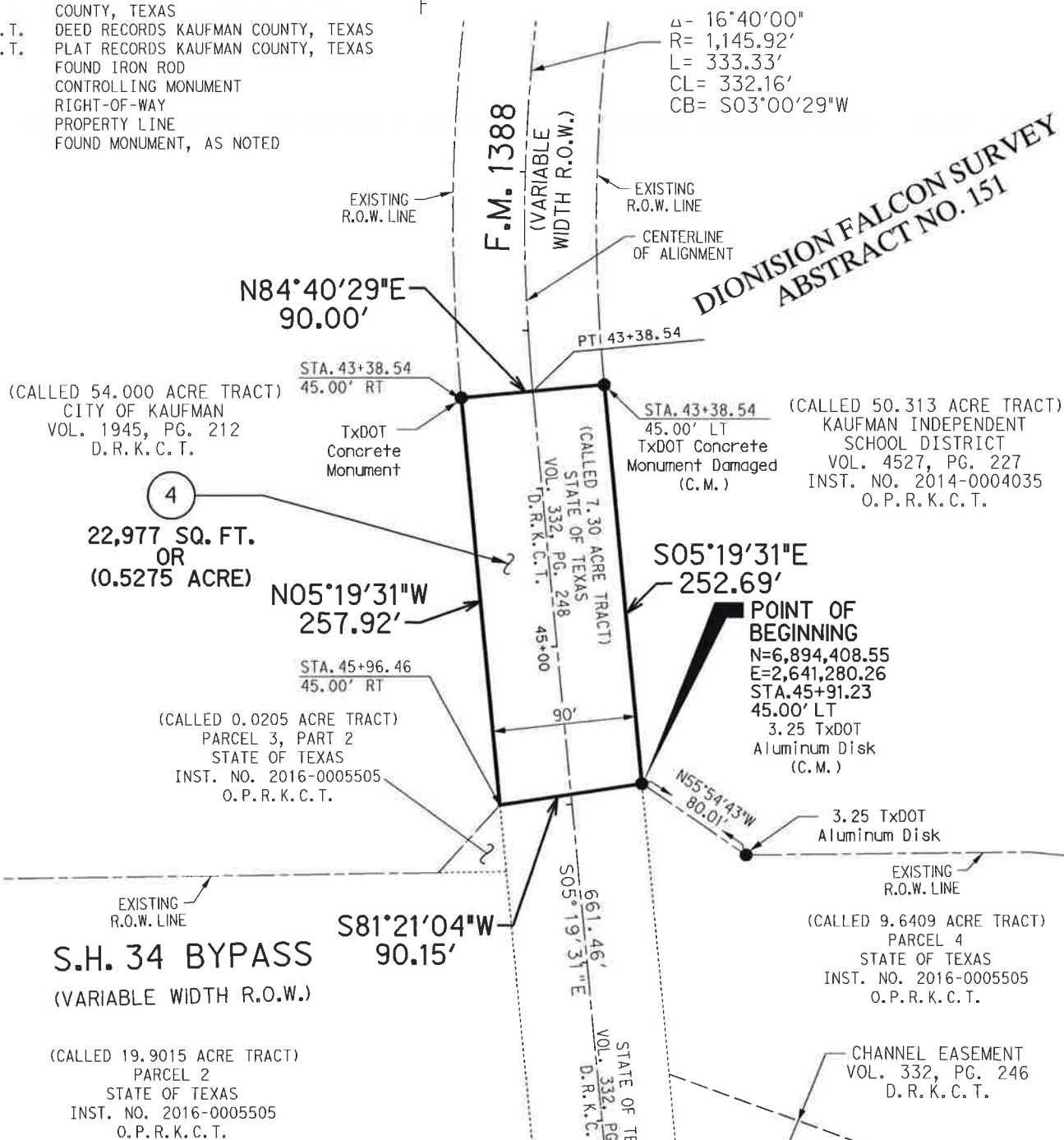


LEGEND

O.P.R.K.C.T. OFFICIAL PUBLIC RECORDS KAUFMAN COUNTY, TEXAS
D.R.K.C.T. DEED RECORDS KAUFMAN COUNTY, TEXAS
P.R.K.C.T. PLAT RECORDS KAUFMAN COUNTY, TEXAS
FIR FOUND IRON ROD
C.M. CONTROLLING MONUMENT
R.O.W. RIGHT-OF-WAY
P PROPERTY LINE
● FOUND MONUMENT, AS NOTED

EXHIBIT "A"

Page 17 of 17



I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

Andrew Chavchalo
ANDREW CHAVCHALOV, R.P.L.S. TEXAS No. 6708

GRAPHIC SCALE



A PLAT OF A SURVEY OF TRACT 4 FOR FM 1388 RIGHT OF WAY CSJ: 1217-03-024 22,977 SQ. FT. (0.5275 AC.) IN THE DIONISION FALCON SURVEY ABSTRACT NUMBER 151 CITY OF KAUFMAN KAUFMAN COUNTY, TEXAS FEBRUARY, 2020